



Hornbeam Road, Theydon Bois, CM16

BUTLER & STAG



**Guide Price £600,000-£625,000.**  
**A fantastic opportunity to apply your own stamp on this semi-detached bungalow which offers huge scope for redesigning or extending, subject to the usual planning consents. The property has been enjoyed in the same family for many years and boasts fantastic potential to turn into something truly special.**



## Freehold

- Two Bedroom Semi-Detached Bungalow
- Separate Reception Room
- Integral Garage & Off Street Parking
- Huge Potential To Extend STPP
- Extended Kitchen/Dinning Room
- Chain Free

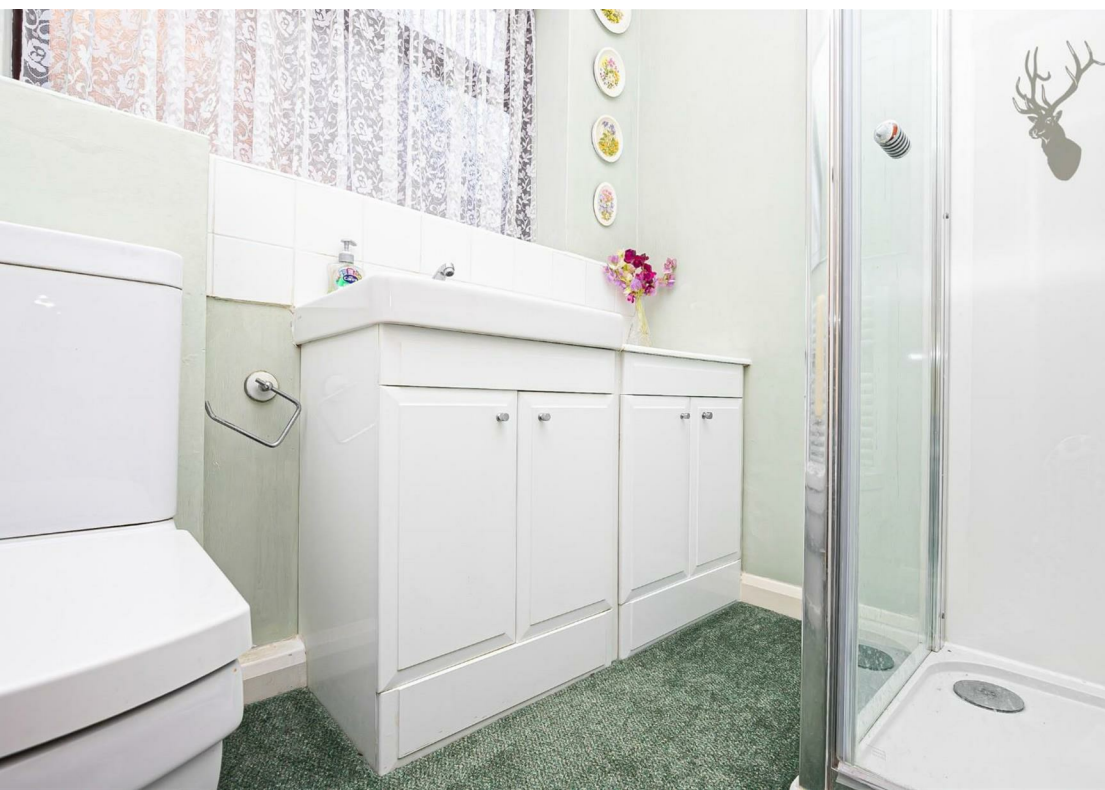
Accommodation consists of two good sized bedrooms with the master offering bespoke fitted wardrobes, a spacious entertaining lounge with access leading through into the extended kitchen/diner, offering dual aspect views onto the Easterly facing rear garden. A family shower room then completes the internal living space.

Externally, the rear garden extends in excess of 50 ft, whilst offering little to no maintenance for its next owners but still allowing opportunity for someone to add their own mark should they desire or wish to re landscape certain aspects. To the front, the driveway currently holds off-street parking for one vehicle but the potential for up to three. Another huge draw to the property is the attached/integral garage which is currently used for storage but again offers several possibilities to be converted into more living space to the main part of the bungalow.

Hornbeam Road is one of the most sought after turnings in the ever popular village of Theydon Bois. The village is arranged around the green and offers a parade of shops, pubs, restaurants and offers easy access into Epping Forest, with its deer sanctuary. Transport links into London are excellent with Theydon Bois Underground Station being within walking distance and there are several well regarded state and private schools within easy reach. Local leisure facilities include golf courses, sports centres and a tennis club.

This property is CHAIN FREE!

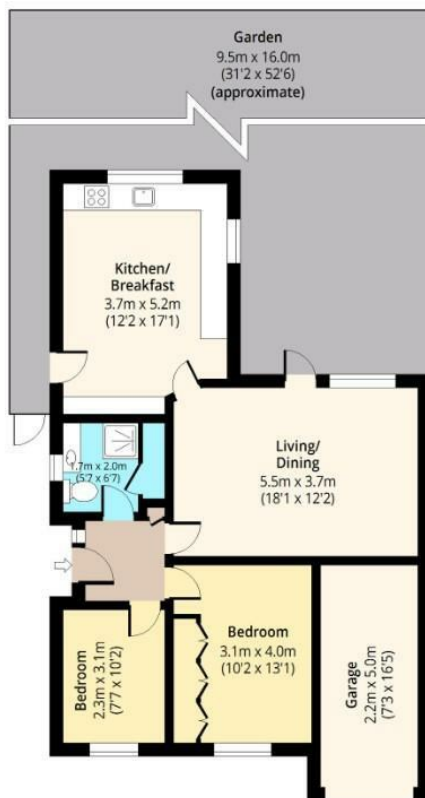




## Hornbeam Road, CM16

### Ground Floor

Approx. 82.12 Sq. meters (884 Sq. feet)



Total area: approx. 82.12 Sq. meters (884 Sq. feet)  
For illustration purposes only - not to scale  
[www.laplus.com](http://www.laplus.com)



IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

# BUTLER & STAG

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